160.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	637,000 / 637,000
					USE VALUE:	637,000 / 637,000
					ASSESSED:	637,000 / 637,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JUUSOLA ROBERT A & VIVIAN W
Owner 2:	
Owner 3:	
Street 1:	122 FLORENCE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,245 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1458 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3245.000	271,600	3,300	362,100	637,000
Total Card	0.074	271,600	3,300	362,100	637,000
Total Parcel	0.074	271,600	3,300	362,100	637,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.84 | /Parcel: 436.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 107048

GIS Ref

GIS Ref

Insp Date 07/21/18

PREVIOUS ASSESSMENT

Parcel ID 160.0-0005-0002.0

!12546!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,600	3300	3,245.	362,100	637,000	637,000	Year End Roll	12/18/2019
2019	101	FV	217,300	3300	3,245.	362,100	582,700	582,700	Year End Roll	1/3/2019
2018	101	FV	216,900	3300	3,245.	320,800	541,000	541,000	Year End Roll	12/20/2017
2017	101	FV	216,900	3300	3,245.	269,000	489,200	489,200	Year End Roll	1/3/2017
2016	101	FV	216,900	3300	3,245.	269,000	489,200	489,200	Year End	1/4/2016
2015	101	FV	205,200	3300	3,245.	232,800	441,300	441,300	Year End Roll	12/11/2014
2014	101	FV	205,200	3300	3,245.	225,000	433,500	433,500	Year End Roll	12/16/2013
2013	101	FV	205,200	3300	3,245.	214,200	422,700	422,700		12/13/2012

PRINT

Date	Time
12/11/20	02:37:37

LAST REV

Date	Time
03/30/20	08:04:48
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12546

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17979-187		3/1/1987		176,000	No	No		Y

USER DEFINED

Prior Id # 1:	107048
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/11/2020	218	Solar Pa	21,000	C				
12/9/2011	1611	New Wind	3,250					replace 2 windows
10/16/2009	1000	Re-Roof	15,200					
8/19/2009	717	New Wind	9,200					
8/26/1994	446		3,800					REM/KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	189	PATRIOT
2/14/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3245		Sq. Ft.	Site		0	70.	1.59	8									362,145						362,100	

Total AC/HA: 0.07449 | Total SF/SM: 3245 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 362,145 | Spl Credit | Total: 362,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	82012
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368985
Depreciation:	97412
Depreciated Total:	271573

COMMENTS

OF=SHOWER STALL IN BATH & BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

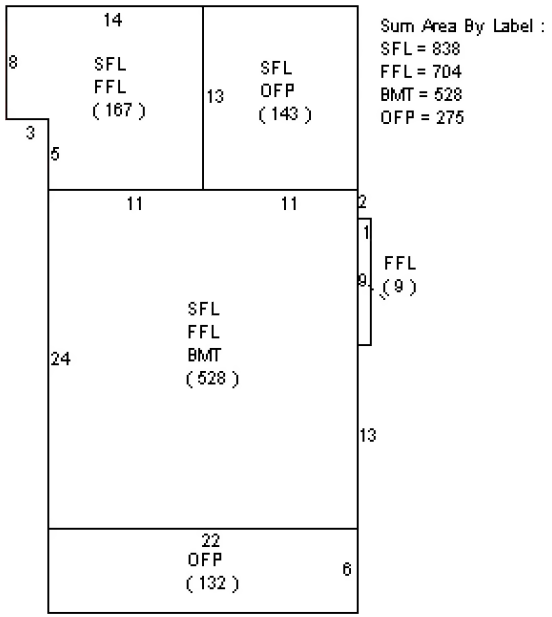
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	120.12
Final Total:	271600	Val/Su SzAd	186.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	754	173.730	131,025
FFL	First Floor	704	173.730	122,304
BMT	Basement	528	52.120	27,518
OFP	Open Porch	275	22.270	6,125

Net Sketched Area:	2,261		Total:	286,972	
Size Ad	1458.1999	Gross Are	2345	FinArea	1458

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1926	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc